



3/2 Barony Street  
New Town, EH3 6PD

**Deans**   
Solicitors & Estate Agents LLP



## SECOND FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Study
- Large Entrance Hallway
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- GCH
- EPC Rating – C





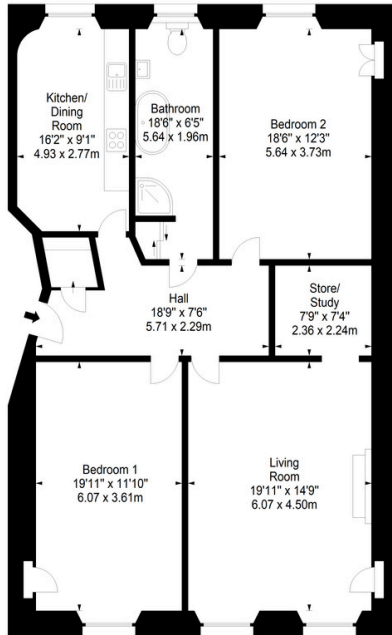
This attractive second-floor flat is set within the highly desirable New Town area of Edinburgh, ideally positioned close to an excellent range of amenities. St James Quarter and the Omni Centre are both within easy walking distance. The nearby Royal Botanic Garden and Inverleith Park offer beautiful outdoor spaces, ideal for enjoying peaceful walks. Superb public transport links are available, with the tram line providing convenient access to Newhaven and Edinburgh Airport. The light and airy accommodation comprises; a large welcoming entrance hallway, bright and spacious living room, study, modern fitted kitchen/ dining room, two generously sized double bedrooms and a bathroom with a separate shower and bath. Externally, there is a communal garden to the rear of the property. The property features gas central heating. Included in the sale are the; blinds, cooker, oven, hob, hood, washing machine/ tumble dryer and light shades. All appliances are sold as seen with no warranty provided.



Barony Street,  
Edinburgh,  
Midlothian, EH3 6PD



Approx. Gross Internal Area  
1312 Sq Ft - 121.88 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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